

ZONING ORDINANCE 15-__

Re: Amending Certain Zoning District Boundaries From R-9 to MR-1, Pursuant To The Application Of Raul Hidalgo

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AMENDING CERTAIN ZONING DISTRICT BOUNDARIES FROM R-9 TO MR-1, PURSUANT TO THE APPLICATION OF RAUL HIDALGO

WHEREAS, A.R.S. § 11-814 allows property owners or their authorized agent to request amendments to the Zoning District boundaries through the Board of Supervisors in a public hearing; and

WHEREAS, the Cochise County Board of Supervisors recognizes that zoning amendments can affect land use patterns and therefore warrant careful consideration of local and regional impacts at a public hearing; and

WHEREAS, the Board of Supervisors recognizes that development in the County prior to the adoption of a zoning ordinance is often in conflict with existing zoning; and

WHEREAS, the Planning and Zoning Commission held a duly noticed public hearing on September 9, 2015 on the amendments to the Zoning District boundaries proposed by - Raul Hidalgo; and

WHEREAS, the Planning and Zoning Commission conditionally approved the request for a change in the Zoning District boundaries with no objection from the public; and

WHEREAS, the requested zoning district supports the Cochise County Comprehensive Plan Rural Community Areas Category C designation which calls for residential and non-residential development to be clustered in settlements on a variety of lot sizes as typified in established townsites and immediate environs; and

WHEREAS, the requested zoning will not alter the existing pattern of development in the neighborhood and is harmonious with the surrounding zoning districts; and

WHEREAS, the Cochise County Board of Supervisors promotes effective, early, continuous proactive public participation by citizens; and

WHEREAS, the Board of Supervisors conditionally approved the request for a change in the Zoning District boundaries on October 20, 2015.

NOW, THEREFORE, BE IT RESOLVED that the Cochise County Zoning District

Boundaries shall be amended as follows:

The zoning classification for Tax Parcel 102-57-301 is changed from R-9 to MR1.
The property is located at the Northwest corner of West Newell Street and South

Quetal Avenue in Naco, Arizona. The property is further described as being Naco Lots 17, 18, 19, and 20 of Block 65 in Section 18 of Township 24 South, Range 24 East of the G&SRB&M, in Cochise County, Arizona. The Board of Supervisors approved Docket Z-15-06 subject to the following conditions:

1. The Applicant shall provide the County with a signed Acceptance of Conditions and a Waiver of Claims form arising from ARS Section 12-1134 signed by the property owner of the subject property within thirty (30) days of Board of Supervisors approval of the rezoning; and
2. It is the Applicant's responsibility to obtain any additional permits, or meet any additional conditions, that may be applicable to the proposed use pursuant to other federal, state, or local laws or regulations; and
3. Any changes or modifications to any Conditions of Approval shall require a recommendation by the Planning and Zoning Commission and approval by the Board of Supervisors; and
4. The lot shall be split in accordance with the MR-1 zoning designation within (3) three months of approval.

PASSED AND ADOPTED by the Board of Supervisors of Cochise County, Arizona, this 20th day of October 2015.

Patrick Call, Chairman
Board of Supervisors

ATTEST:

Arlethe G. Rios,
Clerk of the Board

APPROVED AS TO FORM:

Britt Hanson,
Chief Civil Deputy County Attorney